

CHAPTER 1

PLAN OF CONSERVATION & DEVELOPMENT



DEMOGRAPHICS

Overview

According to the 2000 US Census, the population of Darien was 19,607, which was an increase of 7.7% over 1990. This growth in population has had effects on the community, including a need from 1995-2005 to increase the size of all five elementary schools, the middle school, and the high school. The changes taking place in Darien's population have and will continue to influence the recommendations of this Town Plan. Younger families will have certain types of requirements concerning schools, recreational facilities, library services and social services. Meanwhile, older citizens may have different needs for recreational facilities, library services, as well as possible transportation needs, and other social service programs.

Meeting the needs of all of the age segments of the population is a goal of the Town Plan.

Policies

The policies of the Planning and Zoning Commission are summarized in the Darien Zoning Regulations. Change in the Town's demographics may have an influence on the Darien Zoning Regulations. Zoning regulations conversely may also affect demographics. For example, changes in housing policy through the Zoning Regulations, such as allowing accessory apartments, or rezoning portions of the Town, may result in subsequent population increases as a result of new and/or different types of housing units being allowed and constructed.

Recommendations

Continue to monitor changing demographics in Darien from Board of Education projections, real estate estimations, local and regional projections and other available sources. When considering changes in Zoning Regulations, or changes in overall Town policies, the Planning and Zoning Commission and other local boards and commissions must continue to be mindful of the demographic ramifications of such changes.